

17 MAY 1982

MEMORANDUM FOR: Chief, Building Planning Staff
Office of Logistics

FROM:

[REDACTED]
Chief, Policy and Plans Group
Office of Security

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SUBJECT: Benefits of Consolidation

1. You requested Office of Security comments on the benefits accruing from consolidation of Agency office space. It is important to note that the figures cited herein are based on the premise that the outlying buildings, exclusive of

[REDACTED] Any change in this premise would require a recomputation of the figures. It also assumes that the Credit Union Building and another, as yet unidentified, 150,000-square-foot building would be included as "buildings being vacated." The final assumption is that, for the purpose of this memorandum, the new building will be occupied in 1987 and, therefore, the outlying buildings would no longer be required as of that year. It is recognized, however, that there will be an overlap period as relocations occur.

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2. The security-related benefits are categorized as (a) Tangible Savings and (b) Other Benefits.

a. Tangible Savings

1) Federal Protective Service Reductions
Currently, the Office of Security reimburses the General Services Administration for 183,832 hours of protective service for those outlying buildings that presumably would no longer be needed. The 1987 cost per hour is projected to be \$23.54. This equates to \$4.3 million in FPO costs that will not be required for these buildings. These reductions in coverage for

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outlying buildings must be offset, however, by a requirement for guard coverage in/around the new building. It is estimated that approximately 125,000 hours of guard coverage will be required for the new building, for additional roving patrols and for access controls for the compound. Therefore, it is projected that, after building consolidation, [redacted] hours of Federal Protective Service coverage will be required for an approximate annual [redacted] in 1987 dollars.

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b. Other Benefits

1) Alarm Systems - The individual alarm systems in the outbuildings will become excess and can be reused as appropriate. In addition, having a single alarm system for the entire complex will provide better security and be easier and less costly to maintain than individual systems in each building.

2) Safe Maintenance and Repair - This will be eased by consolidation. Fewer safes will also be required because of availability of more vaulted space.

3) Reception Center - Assuming a separate Reception Center is built, there will be a reduced requirement for current receptionist/badging space in the main Headquarters Building.

4) Escorts - Fewer escorts for char force personnel will be required since the char force is cleared in the Headquarters Building but is not cleared in outbuildings.

5) Increased Security - Security will be increased through less reliance on black telephones and reduced need to handcarry classified documents between buildings, thereby minimizing risk of loss and reducing Agency visibility in the local area by not having Agency employees travel between outbuildings.

6) Better supervision of the Federal Protective Officers - Administrative control will be improved through consolidation.

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